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Dilapidated Structure to be Demolished

City Attorney Convicts Property Owner for Public Nuisance and Substandard Housing

The dilapidated home was a magnet for criminal and drug activity. The vacant and unsecured structure became lodging for transients. The property was a significant blight to the surrounding neighborhood. But tomorrow at 9:00am the graffiti covered structure located at 3274 Island Avenue will come crashing down due to the efforts of the San Diego City Attorney's Code Enforcement Unit.

After property owner Fred Spells pleaded guilty to six counts of municipal and state code violations--zoning, health, substandard housing, and public nuisance he was required to clean and rehabilitate the property. Upon failing to do so, the Court paved the way for the City to demolish the structure and secure the other vacant structures and remove any other hazardous junk or debris on the properties.

"We will not tolerate conditions that perpetuate this kind of criminal activity," said City Attorney Casey Gwinn. "We will hold property owners who are in violation of these codes accountable to the full extent of the law," Gwinn added. The abatement will be performed by Whilock Contracting, Inc. (579-0700) and will begin at 9am on Wed., May 21st.

In contrast, the owners of substandard property located at 3352 J Street voluntarily agreed to accept responsibility for compliance with the state and municipal codes. As a result of working with the City Attorney's office, Neighborhood Code Compliance and Environmental Services Department, the J Street property owners will be receiving assistance from the community based Alpha Project to demolish and restore the property. "First we seek cooperative, voluntary compliance. Failing that, we will pursue prosecutorial action. Either way, the end result is to clear neighborhoods of blight," said City Attorney Casey Gwinn. "I encourage members of the community to call upon our office as a partner by which communities can improve and enhance the condition of their neighborhoods," said Gwinn.

Note: Councilmember Juan Vargas, within whose district the J Street and Island Avenue properties are located, is holding a press conference at 8am to view both demolition sites. For further information about the press conference, contact Lee Biddle at 236-6688.

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